018.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	785,100 / 785,100
					USE VALUE:	785,100 / 785,100
					ASSESSED:	785,100 / 785,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
151		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HALLINAN ROBERT S
Owner 2:	HALLINAN MARGARET A
Owner 3:	
Street 1:	151 LAKE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Vinyl Exterior and 1701 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6315.000	346,300		438,800	785,100
Total Card	0.145	346,300		438,800	785,100
Total Parcel	0.145	346,300		438,800	785,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.55 | /Parcel: 461.55

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 12621

GIS Ref

GIS Ref

Insp Date 03/17/18

!1510!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	346,300	0	6,315.	438,800	785,100		Year end	12/23/2021
2021	101	FV	336,100	0	6,315.	438,800	774,900		Year End Roll	12/10/2020
2020	101	FV	335,700	0	6,315.	438,800	774,500	774,500	Year End Roll	12/18/2019
2019	101	FV	268,300	0	6,315.	466,200	734,500	734,500	Year End Roll	1/3/2019
2018	101	FV	267,000	0	6,315.	340,100	607,100	607,100	Year End Roll	12/20/2017
2017	101	FV	267,000	0	6,315.	296,200	563,200	563,200	Year End Roll	1/3/2017
2016	101	FV	267,000	0	6,315.	252,300	519,300	519,300	Year End	1/4/2016
2015	101	FV	260,600	0	6,315.	246,800	507,400	507,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:05:54

LAST REV

Date	Time
04/24/18	08:34:32
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1510

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILLIAMS GEORGE	1179-172		11/7/1997		242,500	No	No	Y	

USER DEFINED

Prior Id # 1:	12621
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2010	839	Re-Roof	6,000					
8/5/2008	880	Wood Dec	8,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/17/2018	Inspected	PH	Patrick H
3/6/2018	MEAS&NOTICE	BS	Barbara S
4/11/2009	Meas/Inspect	197	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6315		Sq. Ft.	Site		0	80.	0.87	1			Med. Tr	-10					438,803						438,800	

Total AC/HA: 0.14497 | Total SF/SM: 6315 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 438,803 | Spl Credit | Total: 438,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.03020000
Adj $ / SQ:	180.800
Other Features:	75597
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	425471
Depreciation:	79138
Depreciated Total:	346333

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

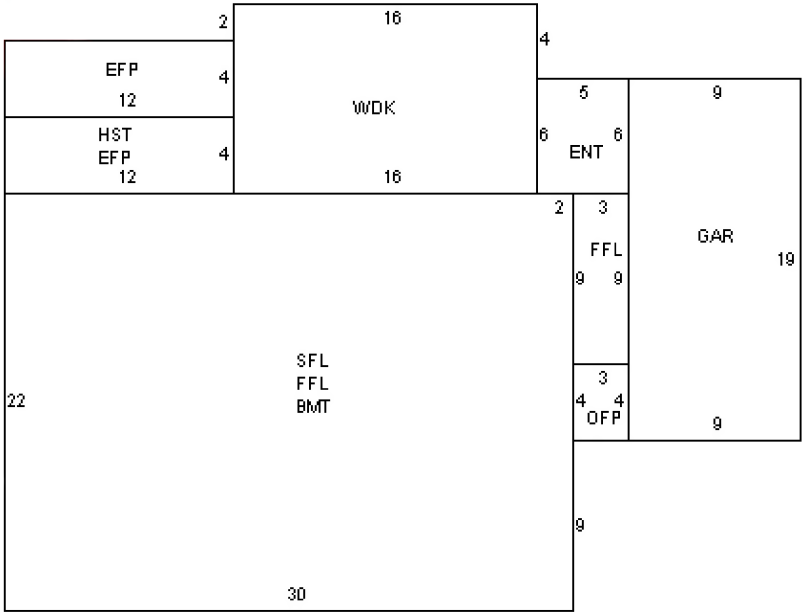
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	198.88
Special Features:	0	Val/Su Net:	138.52
Final Total:	346300	Val/Su SzAd	252.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	687	180.800	124,210
BMT	Basement	660	74.580	49,223
SFL	Second Floor	660	180.800	119,328
GAR	Garage	171	30.510	5,218
WDK	Deck	160	12.620	2,019
EFP	Enclos Porch	96	57.260	5,497
ENT	ENTRY	30	27.200	816
HST	Half Story	24	180.800	4,339
	Net Sketched Area:	2,500	Total:	311,194
Size Ad	1371	Gross Area	2524	FinArea 1701

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

018.0-0003-0002.0

IMAGE

AssessPro Patriot Properties, Inc